

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 20, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Andre Maue, David Schmitz, and Robert Spraetz.

City Staff Present: Jesse Pohlman, Senior Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: July 6, 2015, APC Meeting Minutes

Motion: To approve the July 6, 2015, minutes.

Motion: Schmitz; Second: Horkay; Vote: Approved 7-0.

Pohlman reviewed the meeting rules and procedures.

Case No.: 1507-ODP-18 &1507-SPP-18

Description: Lantern Park PUD

NE corner of 161st Street and Union Street

Site Solutions Property Group, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval of 59 single family lots on 40.95 acres +/-, located in the Lantern Park PUD.

Howard presented an overview of changes to the Overall Development Plan, Primary Plat and associated subdivision control waivers since the public hearing.

Hoover asked for an explanation of the waivers.

Chris White, petitioner, responded and noted coordination with the Public Works Department regarding the requested waivers.

Motion: To approve the requested Subdivision Control Waivers for 1507-ODP-18 &1507-SPP-18 to: (i) reduce the driveway separation requirement to fifty feet, as measured from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline); (ii) reduce entrance acceleration lane length; and (iii) reduce the street right-of-way to the fifty-three foot wide cross section; with the following findings:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/building orientation/building, building materials, and landscaping which will enhance the use or value of area properties.

2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Motion: Maue: Second: Schmitz: Vote: 7-0.

Motion: To approve Petition 1507-ODP-18 & 1507-SPP-18 with the condition that all necessary approvals be obtained from The Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Hoover: Second: Schmitz: Vote: 7-0.

Case No.: 1507-ODP-17 & 1507-SPP-17

Description: Spring Mill Station SE Corner

Southeast corner of Springmill Road and 161st Street

Cooperstown Partners, LLC by Faegre Baker Daniels requests Overall Development Plan and Primary Plat review of approximately 7.65 acres +/-, located in the Spring Mill Station SEC PUD District.

Howard presented an overview of changes to the Overall Development Plan, Primary Plat and associated subdivision control waiver since the public hearing.

Hoover inquired why the waiver for internal sidewalks was being requested.

Murray Clark, Faegre Baker Daniels, LLP, explained the PUD Ordinance already required substantial pedestrian connectivity and that the sidewalks were not necessary as a result because other areas will otherwise have sidewalks or a path for the pedestrian connectivity.

Motion: To approve the requested Subdivision Control waiver to eliminate the requirement to provide sidewalks on both sides of internal private streets; with the following findings:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/building orientation/building, building materials, and landscaping which will enhance the use or value of area properties.
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive

Plan.

Motion: Horkay: Second: Day: Vote: 7-0.

Motion: To approve Petition 1507-ODP-17 & 1507-SPP-17 with the conditions that all necessary approvals be obtained from The Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue: Second: Horkay: Vote: 7-0.

Case No. 1507-DDP-11

Description: CVS Pharmacy

Southeast corner of 161st Street and Springmill Road

TMC Indiana 2, LLC by American Structure point, Inc. request Detailed Development Plan review for a new 12,900 square foot pharmacy on approximately 1.32 acres +/-, located in the Spring Mill Station SEC PUD District.

Hoover noted at the public hearing a concern was expressed about the south elevation and requested an explanation on any changes that were made.

Jarrold Wilkerson, American Structurepoint, Inc., responded that an additional tree was incorporated along the south elevation near the utility cabinet.

Schmitz asked about the dumpster enclosure and if they were compliant with the applicable ordinances.

Howard responded yes, and that there is a proposed door directly from the building into the enclosure.

Motion: To approve Petition 1507-DDP-11 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Hoover: Second: Horkay: Vote 7-0

Case No. 1507-SPP-16

Description: The Junction

Northeast corner of SR 32 and US 31

Westfield-Washington School and Riverview Hospital by City of Westfield requests Primary Plat review of 4 lots on approximately 16.3 acres +/-, located in the Junction PUD and SF3 Districts.

Pohlman presented an overview of the petition and noted the plat complies as presented.

Motion: To approve Petition 1507-SPP-16.

Motion: Graham: Second: Maue: Vote: 7-0

Case No.: 1507-PUD-13 [PUBLIC HEARING]

Description: Andover PUD District Amendment

Langston Residential Development LLC requests an amendment to the Andover PUD Ordinance for modifications to the setback standards applicable to single-family lots within the Andover PUD District.

Pohlman presented an overview of the proposed ordinance, as detailed in the staff report, including the revision to the minimum roof pitch standard as commented on at the Council introduction.

Public Hearing opened at 7:32 p.m.

No public comments.

Public Hearing closed at 7:33 p.m.

Motion: Forward Petition 1507-PUD-13 to the City Council with a favorable recommendation.

Motion: Horkay: Second: Day: Vote: 7-0

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification

Langston Residential Development, LLC by Nelson & Frankenger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek

Northwest corner of 159th Street and Town Road

Langston Residential Development, LLC by Nelson & Frankenger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

No reports or comments

APC MEMBERS

No report

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Schmitz.

ECD STAFF

No report

ADJOURNMENT (7:38 pm)

Motion: Horkay: Second: Spraetz: Vote: 7-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton